

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD THURSDAY 25 JUNE 2009

Present: Chair- Cllr R Rowland
Cllrs J Bryson, L Deely, K Harris
In attendance: L Moores, N Tucker
Mrs M Roberts – Deputy Town Clerk

PL/81/09 To receive and accept apologies for absence

Cllrs J Blatchford, T Macey

PL/82/09 To receive members Declarations of Interest

There were none

PL/83/09 Electors questions/observations

A number of electors made comments or raised concerns regarding application 2009/00832.

1. That the view of the Headland should belong to the people of Bude and not to a small number of people who can afford it.
2. There is no evidence of the pepper-potting in the plans.
3. The Inspector's report from the previous application on this site was flawed and based on misinformation. For example it said that no properties faced onto Back Lane
4. That it was suspected that a covenant on the land allowed for developments on the land for recreational use only
5. Concerns regarding access for construction traffic down Back Lane, the siting of portacabins etc on the site and deliveries waiting to unload could gridlock Bude.
6. That the application would seem to encroach into land owned by Sainsburys
7. That access in Back Lane is not safe. It is impossible for 2 way traffic and that there are not enough parking places currently. A virtual footpath would be dangerous.

Cllr N Tucker left the meeting at 10.25am

PL/84/09 Minutes:

i) to receive, confirm and sign the minutes of the Planning Committee meeting held on 11 June 2009

Resolved: That the minutes are a true and accurate record and should be signed by the Chair

ii) report by the Deputy Town Clerk on matters arising from the minutes

There were none

PL/85/09 Consideration of planning applications received 8 June– 19 June 2009

1. 2009/00832 Part 2 and part 2 1/2 storey building comprising 39 Category II sheltered apartments for older people including 8 affordable sheltered apartments, together with communal facilities, estate managers office, access and parking provisions (existing premises to be demolished) at the former Headland Club, JJ's Bar, Crooklets Road, Bude

for Pegasus Retirement Homes Plc

Resolved: That the Planning Committee recommend to the Council that the following concerns be sent to Cornwall Council and that a site meeting (with the Highways Department and South West Water present) be requested

- Sewerage and surface water reports are needed
- There are no plans to show the distribution or pepper-potting of affordable housing (The page is blank)
- As the distribution of affordable housing is not identifiable it is impossible to check that the criteria of quality, property size etc is met.
- Will the affordable housing elements of this development have access to all of the facilities?
- The access to the development remains inadequate and dangerous. The given average age of residents is 75+. There is only a proposed virtual pathway along half of Back Lane leaving residents to brave the rest of the road alone, climb a flight of steps or cross over to a loose gravel sloping pathway. This is not suitable to those with mobility problems or using a mobility buggy.
- There is inadequate access for emergency vehicles
- There will be a 4 way configuration of traffic at the end of Back Lane which will make a dangerous junction.
- The whole of Back Lane is not owned/maintainable by Highways and therefore parking cannot be restricted which would make access into the development impossible.
- There is no recycling waste area allocated
- The Town Council wishes to see the use of renewable energy sources and grey water systems on all new developments.
- The Building Line would seem to intrude into an area of local significance.
- Question 19 on the Planning Application seems to have been incorrectly answered as there is a change of use of non-residential floor space.

Cllr L Moores left the meeting at 10.45am

2. 2009/00788 – Advertisements. Delegated by officers. New Sainsbury's car park signage all non-illuminated, namely 1 wall mounted "Trolley Park" sign, 1 No. post mounted "Cycle Park" sign, double sided 4 no. "Blue Badge parking" sign, double sided 2 No. post mounted "Parent & Child parking" sign, double sided 2 No. "Give Way/ No Entry" highway signs, 2 No. lamp post mounted Blue Badge signs and parent & child bays information panel, 1 No. post mounted pedestrian totem sign, double sided. Sign displays store opening hours and customer facilities, 2 No. post mounted pedestrian crossing highway sign, single sided 1 No. post mounted Give Way highway sign, single sided 1 post mounted "Recycling Point" sign, double sided 4 No. lamp post mounted maximum stay information panels, 1 No. lamp post mounted No Parking in delivery area information panel at Somerfield Stores, Crooklets Road, Bude for Sainsbury's Supermarket Ltd.

Resolved: That Bude-Stratton Town Council have no objection to the proposed Development

3. 2009/00806 – Lifting of condition, delegated by officers. Lifting of condition 3 on Decision Notice 89/2247 to enable occupation of the dwelling by persons not wholly or mainly employed in the garden centre business on the adjoining site at Brooks Oak, Stratton for Mr K Brooks.

Resolved: That Bude-Stratton Town Council have no objection to the proposed Development

4. 2009/00821 – Full planning permission, delegated by officers. Change of use of agricultural land to form curtilage to existing dwelling (garden) at The Rowans, Poughill Road, Poughill for Mrs H Steval
Resolved: That Bude-Stratton Town Council objects to this change of use as this land is outside of the development boundary.

5. 2009/00830 – Listed building permission. Delegated by officers. Lister building consent for replacement front door at 14 Kings Street, Bude for The Blanchminster Trust
Resolved: That Bude-Stratton Town Council have no objection to the proposed Development

6. 2009/00845 – Full planning permission. Delegated by Officers. Extension to existing dwelling at 7 Burgess Close, Poughill for Mr Darren Tape.
Resolved: That Bude-Stratton Town Council have no objection to the proposed Development

**PL/86/09 Planning Correspondence:
Decision Notices**

There were none

General Correspondence

1. An email was received from The Town Planning Institute to inform of a Planning Summer School for elected members which is to take place in Exeter from 4-7 September 2009.
Resolved: That Cllr R Rowland, Chairman of the Planning Committee attend this course and report back to the committee on his findings.

2. The minutes of The Cornwall Council Planning Liaison Group for 20 May 2009 were received by email and circulated to all Planning Committee Members.
Resolved: To acknowledge the minutes with thanks, ask about the timing of the introduction of the Planning Pack and ask that it comes with training rather than just as information.

3. Notice of an appeal decision was received from Cornwall Council re: 2007/01917 Erection of new dwelling and restoration of former orchard at 1,2,3 Church Street, Poughill for Mr D Barker Executor of Mr R Willoughby deceased. The appeal has been allowed and planning permission has been granted.

The Chairman closed the meeting at 11.40 am

Signed..... Dated.....